



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 4

Agenda Date: February 1, 2024

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Lease agreement with Silver Spur owner, Ms. Lesvia Cox, and Ms. Veronica Sandoval, renaming the store Regalos.

SUMMARY:

This ordinance authorizes the addition of Veronica Sandoval to the lease agreement with Silver Spur, currently operated in the Farmers Market by Lesvia Cox. The name of the store will be renamed Regalos. The lease with Ms. Cox and Ms. Sandoval will continue through May 31, 2026.

BACKGROUND INFORMATION:

Lesvia Cox leases 1,160 sq. ft. in the Farmers Market building to operate Silver Spur, a clothing and home goods store. Ms. Cox has been a tenant for over ten years. Ms. Cox now wishes to add Ms. Sandoval to the lease and they will rename the business Regalos.

ISSUE:

City Council must approve the assignment of a lease or the adding of individuals to the lease. With Ms. Cox adding a business partner in Ms. Sandoval and their desire to name both individuals on

the lease, the \$3,000.00 assignment fee will be applied.

When a tenant has operated a leased space for less than twenty years (non-legacy status) or is requesting to add a non-family member to the lease, the tenants will be required to pay the \$3,000 assignment fee and rent is to escalate to market rate. In this instance, as the current tenant will remain on the lease agreement, there will not be an increase in the lease rate. Approval of this ordinance is consistent with City of San Antonio policy to lease public property in Market Square for retail purposes under regulations established in Chapter 32, Article II of the City's Municipal Code.

ALTERNATIVES:

City Council could choose not to approve the amendment adding of Ms. Sandoval to the lease agreement. If Council does not approve the amendment, the owner could pursue a different lessee, choose to continue operations unchanged, or wind down the business and terminate the lease.

FISCAL IMPACT:

This ordinance authorizes the addition of Veronica Sandoval to the lease agreement with Silver Spur, currently operated in the Farmers Market by Lesvia Cox. The name of the store will be renamed Regalos.

This would require a one-time assignment fee of \$3,000 which would be deposited into the Market Square Fund. There would be no change to the lease rates. The lease rates would be as follows:

Dates	Monthly Rent	Annual Rent
Commencement to 5/31/2024	\$1,844.40	\$22,132.80
6/1/2024 to 5/31/2026	\$1,879.20	\$22,550.40

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the addition of Veronica Sandoval to the lease agreement with Silver Spur.